

NO TRANSFER  
TAX PAIDWARRANTY DEED

000478

DONALD R. POULIN, O.D. and PHILIP R. POULIN, O.D., a Maine Partnership of Waterville, County of Kennebec and State of Maine for consideration paid, grants to PHILIP R. POULIN of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the easterly line of Silver Street and distant twelve and eight hundredths (12.08') feet northerly from the northwesterly corner of land formerly of H.S. Blanchard and owned by John N. Webber on May 17, 1919; thence running easterly and parallel with the north line of said Webber land about ninety-nine and six tenths (99.6) feet; thence northerly and parallel with the easterly line of Silver Street about one hundred and nine tenths (101.9) feet to a point about twenty (20) feet southerly from the northerly line of the original Day property conveyed to John B. Day by Silence J. Soule by deed of March 29, 1909, recorded in Kennebec Registry of Deeds, Book 493, Page 470, and being ninety-nine and six tenths (99.06) feet, more or less, easterly from the easterly line of Silver Street; thence westerly ninety-nine and six tenths (99.6) feet, more or less, to Silver Street; thence southerly along the easterly line of Silver Street about one hundred and one and seven tenths (101.7) feet to the point of beginning, the above described parcel being designated as Lot No. 1 on Plan made by Green and Wilson, C.E., for Waterville Loan and Building Association and dated May 10, 1919, and recorded in the Kennebec County Registry of Deeds, to which Plan reference may be had for a more particular description.

Also, a right-of-way in common with the Waterville Loan and Building Association, its successors or assigns, over a strip of land about twenty (20) feet wide on the northerly side of the above described premises and over a strip of land about twelve and eight hundredths (12.08) feet wide on the southerly side of the above described premises.

Reserving, however, to said Association, its successors or assigns, the right to run and maintain a sewer pipe or pipes laid on the above described premises adequate for the convenience of property belonging to said Association on May 17, 1919 lying east of the above described premises.

Being the same premises as conveyed from Donald R. Poulin and Beatrice D. Poulin by warranty deed to Donald R. Poulin, O.D. and Philip R. Poulin, O.D. dated August 27, 1993 and recorded in Kennebec Registry of Deeds in Book 4478, Page 157.

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Subject to a mortgage, however, from Donald R. Poulin, O.D. and Philip R. Poulin, O.D., a Maine Partnership, to Kennebec Federal Savings and Loan Association dated August 27, 1993 and recorded in Kennebec Registry of Deeds in Book 4478, Page 159.

Subject, however, to a mortgage from Donald R. Poulin, O.D. and Philip R. Poulin, O.D. to Donald R. Poulin and Beatrice D. Poulin dated August 27, 1993 and recorded in Kennebec Registry of Deeds in Book 4478, Page 173.

WITNESS my hand and seal this 31st day of December, 1996.

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WITNESS

Donald R. Poulin  
DONALD R. POULIN, O.D.

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WITNESS

Philip R. Poulin  
PHILIP R. POULIN, O.D.

THE STATE OF MAINE  
Kennebec, ss.

December 31, 1996

Then personally appeared the above named Donald R. Poulin and Philip R. Poulin and acknowledged the foregoing instrument to be their free act and deed.

Before me,  
James Laliberty  
Attorney-at-Law/Notary Public  
James Laliberty

RECEIVED KENNEBEC SS.

97 JAN -8 AM 9:00

ATTEST: Thomas R. Poirer  
REGISTER OF DEEDS